

**PROSPECTUS – CONSTRUCTION  
U.S. LAND PORT OF ENTRY  
MADAWASKA, ME**

Prospectus Number: PME-BSD-MW10  
Congressional District: 2

**Description**

The General Services Administration (GSA) proposes the construction of a new land port of entry (POE) at Madawaska, ME to replace the existing POE, expand inspection lanes, and operational functions. The proposed project will replace the undersized main administration building at 2 Bridge Street, while addressing current safety, security, circulation, and efficiency issues.

**Project Summary**

**Site Information**

Government-owned ..... .87 acres  
To be acquired ..... 12.45 acres

**Building Area**

Building (including canopies).....39,211 gsf  
Building (excluding canopies).....28,756 gsf  
Number of inside parking spaces..... 5<sup>1</sup>  
Number of outside parking spaces..... 48<sup>2</sup>

**Cost Information**

Site Development Cost<sup>3</sup> .....\$17,181,000  
Building Costs (includes inspection canopies) (\$743/gsf).....\$29,119,000

**Project Budget**

Site Acquisition (FY 2005 & FY 2008).....\$14,406,000  
Design and Review (FY2005 & FY 2008).....4,514,000  
Additional Design and Review (American Recovery and Reinvestment Act (ARRA) 2009).750,000  
Management and Inspection (M&I) .....3,827,000  
Estimated Construction Cost (ECC).....46,300,000  
**Estimated Total Project Cost\***.....**\$69,797,000**

\*Tenant agencies may fund an additional amount for emerging technologies and alterations above the standard normally provided by the GSA.

<sup>1</sup>The existing facility does not have any inside parking spaces.

<sup>2</sup>Parking spaces include 5 spaces for visitor parking, 30 for employees, 6 for referral and service, and 7 for truck inspection. Currently, there are 6 outside parking spaces at the facility.

<sup>3</sup>Site Development includes site clearing, demolition, roadways and utilities.

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**Authorization Requested (ECC and M&I)..... \$50,127,000<sup>4</sup>**

**Prior Authority and Funding:**

- The House Committee on Transportation and Infrastructure authorized \$1,760,000 for site acquisition and design on July 21, 2004.
- The Senate Committee on Environment and Public Works authorized \$1,760,000 for site acquisition and design on November 17, 2004.
- The House Committee on Transportation and Infrastructure authorized \$17,600,000 for additional site acquisition and additional design on September 20, 2006.
- The Senate Committee for Environment and Public Works authorized additional site acquisition and additional design on September 27, 2006.
- Through Public Law 108-447, Congress appropriated \$1,760,000 for site acquisition and design in FY 05 on December 8, 2004.
- Through Public Law 110-161, Congress appropriated \$17,160,000 for additional site acquisition and design on December 26, 2007.
- Through Public Law 111-5, American Recovery and Reinvestment Act of 2009, GSA's Spending Plan included \$750,000 for additional design.

<b><u>Schedule</u></b>	<b>Start</b>	<b>End</b>
<b>Design</b>	FY2008	FY2010
<b>Construction</b>	FY2010	FY2012

<sup>4</sup> GSA has worked closely with DHS program offices responsible for developing and implementing security technology at the Land Ports of Entry (LPOE's). These programs include United States Visitor and Immigrant Status Indicator Technology (US-VISIT), Radiation Portal Monitors (RPM's) and Advanced Spectroscopic Portal (ASPs) monitors, Western Hemisphere Travel Initiative (WHTI) and Non-Intrusive Inspection (NII). This prospectus contains the funding of infrastructure requirements for each program known at the time of prospectus development since these programs are at various stages of development and implementation. Additional funding by a Reimbursable Work Authorization (RWA) may be required to provide for as yet unidentified elements of each of these programs to be implemented at this port.

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**Overview of Project**

This project will provide for the improvement and expansion to this POE on approximately 13.32 acres of land. GSA owns approximately .87 acres and will purchase an additional 12.45 acres. The scope of the project includes a total replacement of the existing original 6,000 gsf building built in 1959 with a new, multiple building facility totaling 28,756 gsf. The planned expansion includes: a 10,423 gsf main administration building; 1,275 gsf for 2 non-commercial inspection lanes and an enclosed secondary inspection bay; a 146 gsf outbound inspection booth; 12,753 gsf of commercial inspection offices, dock, cargo facility, inspection booth, a non-intrusive inspection (NII) facility; a 1,894 pedestrian processing facility; and 2,265 gsf of indoor parking.

**Tenant Agencies**

Department of Homeland Security (DHS) -Customs and Border Protection (CBP), Department of Health and Human Services (HHS) - Food and Drug Administration (FDA), and GSA.

**Location**

The Madawaska land POE is located in northern Maine in Aroostook County, at 2 Bridge Street, at the international border between the United States and Canada separating the State of Maine and the Province of New Brunswick, and adjacent to the Canadian town of Edmundston.

**Justification**

The existing site at Madawaska is very small, situated on less than one acre of land and is geographically constrained by the St. Johns River, Nexfor Fraser Papers and the Montreal Maine & Atlantic Railroad. The planned addition of radiation portal monitors and other on-site inspection equipment will only exacerbate the situation as the existing site lacks sufficient staging and queuing areas. In addition, site parking and vehicle maneuvering areas are inadequate, the commercial truck traffic pattern, and visitor and employee parking are not clear and well defined. Existing site constraints imposed by the railroad and paper company, require that an elevated roadway be constructed to allow for a full inspection operation by CBP.

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Madawaska is New England's third busiest port in automobile traffic and sixth busiest in truck traffic. On-site staffing has increased substantially since September 11, 2001, resulting in the need for additional space. The existing facility lacks sufficient office and storage space, as well as a secure area to perform standard interview and search procedures. There is no commercial secondary inspection area to perform a proper secondary inspection, which at times involves unloading a typical tractor-trailer. As a result, secondary truck inspections are done at roadside. This effort often causes traffic congestion that backs up onto the bridge.

**Summary of Energy Compliance**

This project is designed to conform with the requirements of the Facilities Standards for the Public Buildings Service and to earn Leadership in Energy and Environment Design (LEED) certification. It will also meet Congressionally-required energy efficiency and performance requirements in effect during design. GSA will encourage exploration of opportunities to gain increased energy efficiency above the measures achieved in the design.

**Alternatives Considered**

GSA owns and maintains the existing facilities at this port of entry; thus no alternative other than Federal construction was considered.

**Recommendation**

CONSTRUCTION

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**Certification of Need**

The proposed project is the best solution to meet a validated Government need.

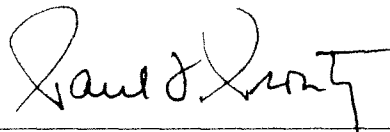
Submitted at Washington, DC, on June 11, 2009

Recommended:



Acting Commissioner, Public Buildings Service

Approved:



Acting Administrator, General Services Administration

Locations	Current							Proposed						
	Personnel		Usable Square Feet (USF)				RSF	Personnel		Usable Square Feet (USF)				RSF
	Office	Total	Office	Storage	Special	Total	Total	Office	Total	Office	Storage	Special	Total	Total
<b>Madawaska LPOE</b>														
DHS - Customs and Border Protection	9	9	4,144	1,082	0	5,226	7,348	29	29	20,309	3,791	2,447	26,547	26,547
GSA - PBS	1	1	165	505	0	670	942	1	1	519	453	0	972	972
HHS - Food and Drug Administration	0	0	0	0	0	0	0	1	1	64	453	720	1,237	1,237
<b>Total:</b>	<b>10</b>	<b>10</b>	<b>4,309</b>	<b>1,587</b>	<b>0</b>	<b>5,896</b>	<b>8,290</b>	<b>31</b>	<b>31</b>	<b>20,892</b>	<b>4,697</b>	<b>3,167</b>	<b>28,756</b>	<b>28,756</b>

Special Space	
Laboratory	720
Holding Cell	469
Restroom	361
Physical Fitness	768
Conference	599
Food Service	250
<b>Total:</b>	<b>3,167</b>

USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.